



**City of National City
Planning & Building Department
Planning Division**

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**COMBINED GENERAL PLAN/ZONING MAP
LAND USE CATEGORIES**

RESIDENTIAL

RS-E Single-Family Estate:

Permits one single-family dwelling per lot, with a minimum lot size of one acre.

RS-1 Single-Family Large Lot:

Permits one single-family dwelling per lot, with a minimum lot size of 10,000 square feet. (Equivalent to a maximum potential yield of 4.4 units per net acre.)

RS-2 Single-Family Small Lot:

Permits one single-family dwelling per lot, with a minimum lot size of 5,000 square feet. (Equivalent to a maximum potential yield of 8.7 units per net acre.)

RS-3 Single-Family Extendible:

For lots which cannot be subdivided in accordance with the City's Land Use Code, permits one detached single-family dwelling for each full 5,000 square feet of lot area, subject to all appropriate development standards (yards, building separation, etc.). (Equivalent to a maximum potential yield of 8.7 units per net acre.)

This designation also identifies areas that contain both single-family homes and several parcels built out at higher density under previous zoning. It allows the continuation of the existing mixture of housing types and encourages infill with single-family homes on vacant properties.

RT Two-Family:

Permits two dwelling units per lot, either as a duplex or two single-family structures (subject to appropriate development standards), with a minimum lot size of 5,000 square feet; and allows more than two detached single-family condominium residential units on a lot with 2,500 square feet of lot area per unit. (Equivalent to a maximum potential yield of 17.4 units per net acre.)

RM-1 Multi-Family Extendible:

Permits construction of single-family, duplex or multi-family housing at a density of 1 unit for each full 1,900 square feet of lot area. (Equivalent to a maximum potential yield of 22.9 units per net acre.)

RM-2 Multi-Family Limited:

Identifies existing large-scale multi-unit complexes as well as contiguous properties of smaller complexes containing at least 100 units; and allows their continued presence.

RM-3 Senior Citizen Housing:

Applies to housing designed and reserved for elderly residents in complexes typically with separate housing units and common amenities for social and recreational activities. These projects must be sponsored by public agencies or churches.

This designation may permit higher density development than the RM-1 category, based on consideration of project design and surrounding uses.

RMH Mobile Home Park:

Permits coordinated, large-scale development specifically for mobile homes.

Residential uses are also permitted in the CL, CT, CG, CM and CH commercial zones, except in the Coastal Zone, and in the MLR manufacturing zone. These are described below:

COMMERCIAL

CG General Commercial:

Permits high intensity commercial and complementary development along major roadways and in community shopping complexes. This designation also provides for compatible residential development limited to no more than one unit per 1,250 sq. ft. of lot area (also referenced in the Housing Chapter).

CM Medium Commercial: Designated mainly along National City Boulevard, north of 16th Street, intended for smaller-scale mixed commercial uses; the area is characterized by small properties with high lot coverage. This designation also provides for compatible residential development limited to no more than one unit per 1,250 square feet of lot area (also referenced in the Housing Chapter).

CL Limited Commercial: Provides for small-scale, limited convenience retail shopping at the neighborhood level. This designation also provides for compatible residential development, limited to no more than one unit per 1,900 sq. ft. of lot area (also referenced in the Housing Chapter).

CT Tourist Commercial: Located near freeway interchanges and next to the City's Bayfront, these areas provide services, goods and accommodations for visitors. Except in the Coastal Zone, this designation also provides for compatible residential development, limited to no more than one unit per 1,250 sq. ft. of lot area (also referenced in the Housing Chapter).

CA Automotive Commercial: Located along southern National City Boulevard, and identified as "Mile of Cars", provides sales and service for automobiles and other vehicles.

- CH Heavy Commercial: Located mainly near the central and southern portions of National City Boulevard, provides specialized services and repairs, and limited manufacturing. Except in the Coastal Zone, this designation also provides for compatible residential development, limited to no more than one unit per 1,250 sq. ft. of lot area (also referenced in the Housing Chapter).
- CSC Shopping Center Commercial: Applied to Plaza Bonita regional shopping center on Sweetwater Road to accommodate the intensive, large scale commercial development and ancillary facilities at this location.

INDUSTRIAL

- ML Light Manufacturing: Intended for uses near residential, commercial or environmentally sensitive areas, permits low-intensity, high quality industrial activities, along with office and institutional development. Applied to areas near the Mile-of Cars, this category also provides for automotive service and repair.
- MLR Light Manufacturing/Residential: Applied to the Westside area, reflects the location of manufacturing and commercial businesses among residences; permits low-intensity, high quality industrial activities, along with office and institutional development, where compatible with adjacent uses. This designation also encourages improvement and expansion of existing housing and permits new construction of single-family homes (one per lot). Minimum lot size for new subdivisions is 5,000 sq. ft. (also referenced in the Housing Chapter).
- MM Medium Manufacturing: Designated within the larger industrial district west of I-5, permits a wider range of intermediate industrial uses.
- MH Heavy Manufacturing: Permits intensive industrial use, intended for select uses west of I-5, suitably separated from residential areas.
- MT Tidelands Manufacturing: Located along the City's bayfront, permits marine-oriented industrial and service activities; this area is under the jurisdiction of the San Diego Unified Port District.

INSTITUTIONAL

- IC Civic Institutional:
Designates property accommodating major public facilities such as schools, parks, and municipal buildings such as the Civic Center and the Public Works Department facilities.

- IP Private Institutional:
Identifies quasi-public and private facilities providing basic services to City residents, including educational institutions, medical centers, and certain utilities. The largest part of this zone is made up of Paradise Valley Hospital along with its adjacent properties built or planned for accessory uses; these include businesses to serve the hospital community as well as assisted and independent living complexes, and multi-family housing that can serve the workforce population of these uses.
- OSR Open Space Reserve:
Classifies three areas in the City for preservation and allows their use for limited passive recreation/educational purposes. These areas include Paradise Marsh west of I-5, Bannister Marsh east of I-5, and properties along the Sweetwater River west of Plaza Bonita. The OSR category is intended primarily to preserve open space wetland areas and passive use of the land for limited nature study purposes.

OVERLAYS

- UPD Unified Port District:
The Combined General Plan/Zoning Map, through an overlay, designates land that is subject to the planning and development regulations of the Unified Port District, as specified in that agency's separate Master Plan. The Map also identifies the 24th Street Marine Terminal as property under the direct control of the Port District.
- OS Open Space:
The OS overlay limits development and provides permanent open space, consistent with the underlying land use designations.

This designation is applied to all existing park and recreation areas within the City, including public parks and school yards, National City Golf Course, the City pool, and the boat launch ramp, as well as to Port District lands planned for marina and related recreational uses in the City's Harbor District. Also included under the OS designation are Kimball School Park and adjacent public-owned properties along Paradise Creek. This area has potential for a restoration project with trail access.

The Open Space (OS) designation is also applied to freeway right-of-way.
- PD Planned Development:
Requires formal review of development plans by the Planning Commission, and allows for imposition of additional design conditions.
- PUD Planned Unit Development:
Applied primarily to larger residential developments, the PUD designation allows for flexibility in meeting development standards, such as clustering of units.

- H Height Restriction:
Places a restriction on allowable building height, lower than otherwise permitted by the City's development regulations.
- GP- General Plan Pre-Zone:
PZ Enables the City to pre-zone unincorporated territory adjoining the City for the purpose of determining the zoning that will apply to such property in the event of subsequent annexation to the City.
- GP- General Plan Tentative Zone:
TZ Applies a temporary zone to a property until such time as a specific plan has been adopted.
- CZ Coastal Zone:
Designates all properties located within the coastal zone, which are subject to the development standards and specific requirements of the Local Coastal Plan.
- Floodway:
Delineates land within the City that is possibly vulnerable to flooding, and which is subject to special protective City development regulations.